

33 CARDINAL LEMOINE

PARIS 5 – LATIN QUARTER



THE ART OF HISTORIC LIVING

THE LATIN QUARTER



Living in the heart of Paris

Opposite the Ile de la Cité, one of the Seine River's two natural islands and the home of the iconic Notre-Dame Cathedral, the 5th arrondissement of Paris is one of the oldest and most authentic districts. Steeped in history, time stretches as far back the Romans with 1st century remains amongst the old and 'ancient Lutetia'. Today this area, also home to the famous Latin Quarter, is alive with students, visitors and the lucky people who live there.

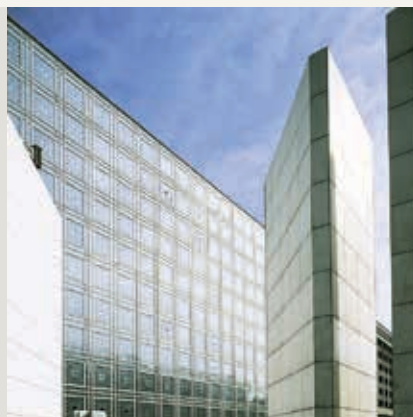
This prestigious locale, one of the most sought after in all Paris, enjoys both friendliness and greatness. Walk through it and experience

the privacy and shade of Medieval streets. Walk to the art house cinemas, meander down the riverside, dip into bookshops or contemplate the iconic and imposing Notre Dame.

Both old and new, this neighbourhood's architecture spans the ages. The art-deco Pontoise swimming baths and the 6th century Sainte-Geneviève library have kept their unique designs and timeless charm. On the Boulevard Saint-Germain opposite the Seine, the Arab World Institute building provides a refreshingly modern juxtaposition against a backdrop of history.



PLACE
DE LA
CONTRESCARPE



THE ARAB
WORLD
INSTITUTE



LE JARDI
DU
LUXEMBOURG



PLACE
DU
PANTHÉON



RUE MOUFFETARD



L'ÎLE DE LA CITÉ

A neighborhood of excellence

Prestigious educational facilities, with two schools amongst Paris' highest (Henri IV & St. Louis) and two of the most beautiful green areas in the city make up just parts of this wonderful neighbourhood.

Every day three renowned markets, "la Mouffe", Place Monge and Place Maubert offer a delightful range of products. Intertwined within the charming streets are also countless café, restaurants, boutiques and of course, the vibrant bars of the Latin Quarter.

It is here, at the foot of the 'Montagne Sainte-Geneviève' the 5th Arrondissement's famous hill, between prestigious schools and the Seine, that a team of passionate developers have shared their experience to create 33 Cardinal Lemoine, an exceptional residence in an exceptional location.

DAZZLING ARCHITECTURE

The design refers to traditional Parisian architecture, with its many vertical openings. The two floors and summit in the same color as the façade harmonise with the rhythm and tone of Parisian roofs. The composition is characterized by a random play of bay windows, conservatories, of continuous balconies and terraces. The base of transparent shops going through the porch to give lightness to the whole area.

Laetitia Antonini and Tom Darmon

A bright concept

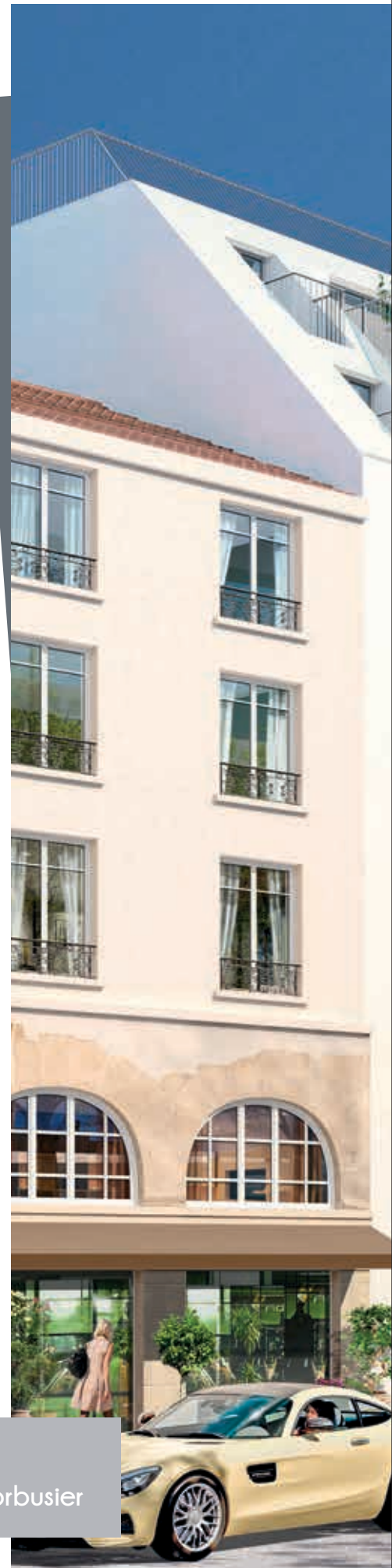
Faced with the foliage of the trees on Rue de Fosses Saint-Bernard, the silhouette of 33 Cardinal Lemoine is resolutely contemporary and provides a smooth transition against the exterior of the adjacent Pierre and Marie Curie University.

Natural light has been used as a "material" basis of this architectural design. Freely available, it is considered a priority in the design of the façades. The relationship between the inside and outside is therefore modulated by many spaces, extended, open and completely transparent.

The result for each apartment is that it is different to its neighbour, avoiding uniformity yet not at the cost of design. The penetration of light is essential for the aesthetics of this exclusive new address.

The architectural elements are light and shadow, wall and space...

Le Corbusier





The exterior façade from Rue des Fosses Saint-Bernard



DENIS
BARGENT 2015

The exterior façade from the Rue du Cardinal Lemoine

ORIENTATIONS OF THE CITY

A slice of life

33 Cardinal Lemoine unfolds west along the streets of both Cardinal Lemoine and Rue de Fosses Saint-Bernard, culminating to a point just short of the Rue des Écoles. Unobstructed views of Paris are available from the upper floors. The contemporary design of the building echoes old Paris with shutters, pitched roofs and metal balconies revisiting the city's heritage in a modern way.

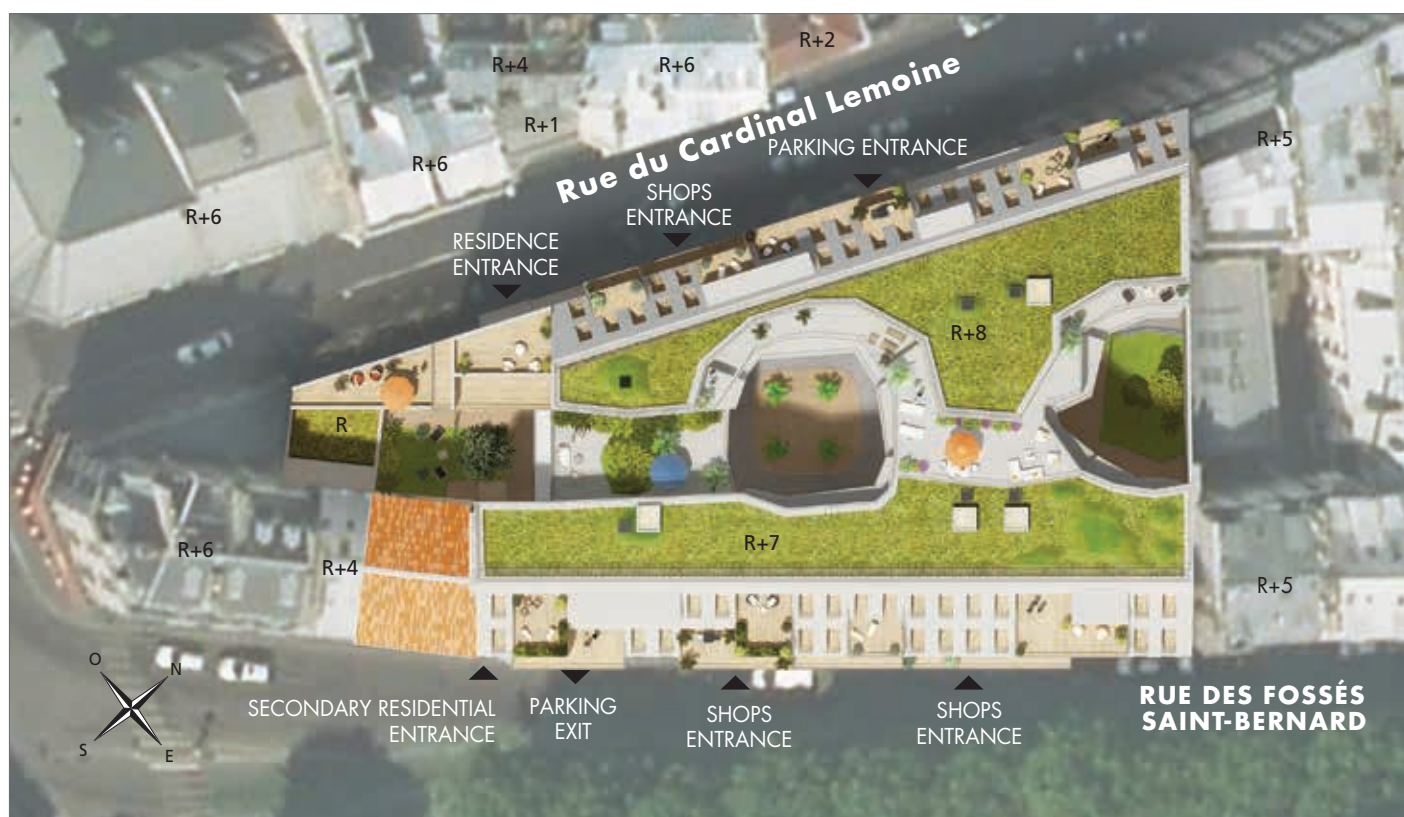
Visible from the intersection of Rue des Ecoles and Rue Monge, this slice of Paris provides south-facing light and wonderful views. The contrasts of champagne coloured ribbed aluminum, white walls and polished concrete are simple and pure reflecting the strong light evident in the immediate environment.

Multiple orientations

Because the building fronts onto two different streets, two interior courtyards have been created inside the project, which further amplify the space and light.

These courtyards have been designed to reflect those of traditional distinguished Parisian courts, famous for their good sizes, brightness and colourful interior decorations.

These spaces offer a separate world from that of the outside, full of peace, which can be enjoyed directly or also from one of the many apartment balconies.



THE ART OF CONTEMPORARY LIVING

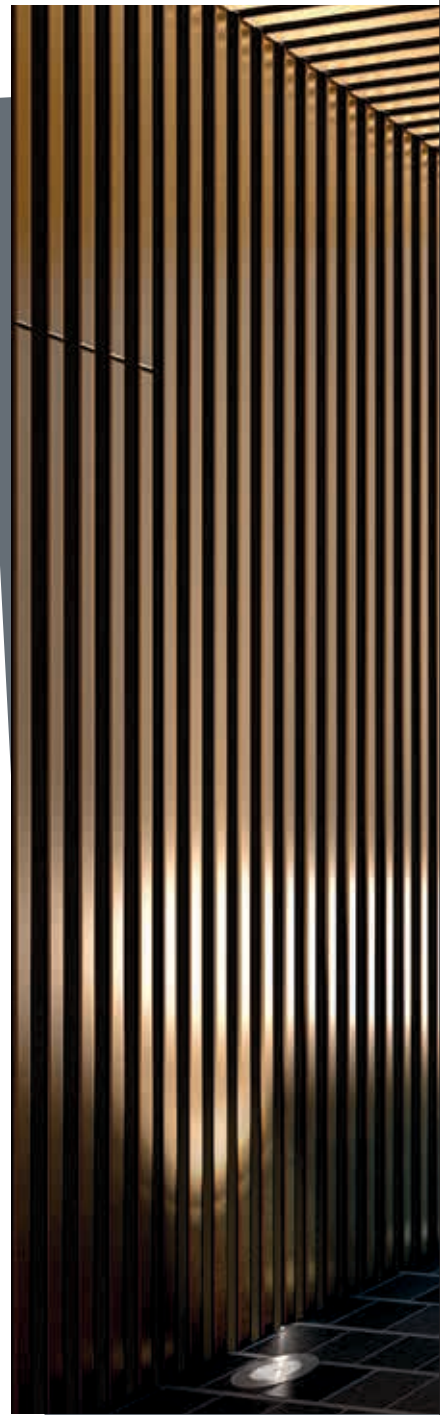
On one street to another

From the main entrance on Rue du Cardinal Lemoine, the design transparency of this development begins with a welcoming porch through to Rue des Fosses Saint Bernard. Through beautiful gates that secure the residence a 'through-lane' is paved like an old Parisian arcade and has subtly recessed lights in the soil. This passes through one of the two courtyards, which opens to a lobby from which the apartments are accessed.



Independent

From the outside, looking into 33 Cardinal Lemoine through the ornate gates lets you imagine the extensions of a private garden, an absolute luxury in Paris. Even the different levels of the courtyard areas further evoke this design feature. Each apartment is like a secret waiting to be found, accessed discretely through the warm and welcoming gardens.





An old paved driveway reflects traditional Parisian arcades



Large sun terraces extend the apartment interiors

THE INTERIORS

RESOLUTELY LUXURIOUS

A personal touch

Most of these studio to four bedroom apartments extend to the outside world, through either a balcony, bay window or terrace.

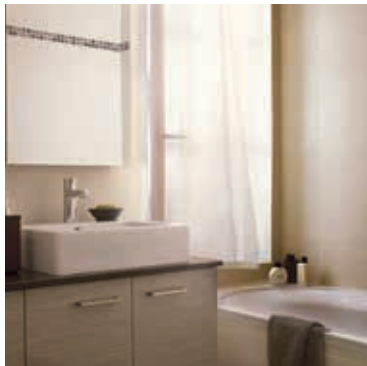
On the second floor beautiful terraces unfold over the streets and higher up in the development the properties enjoy expansive roof terraces, a rarity in Paris, from which to enjoy the summer air.

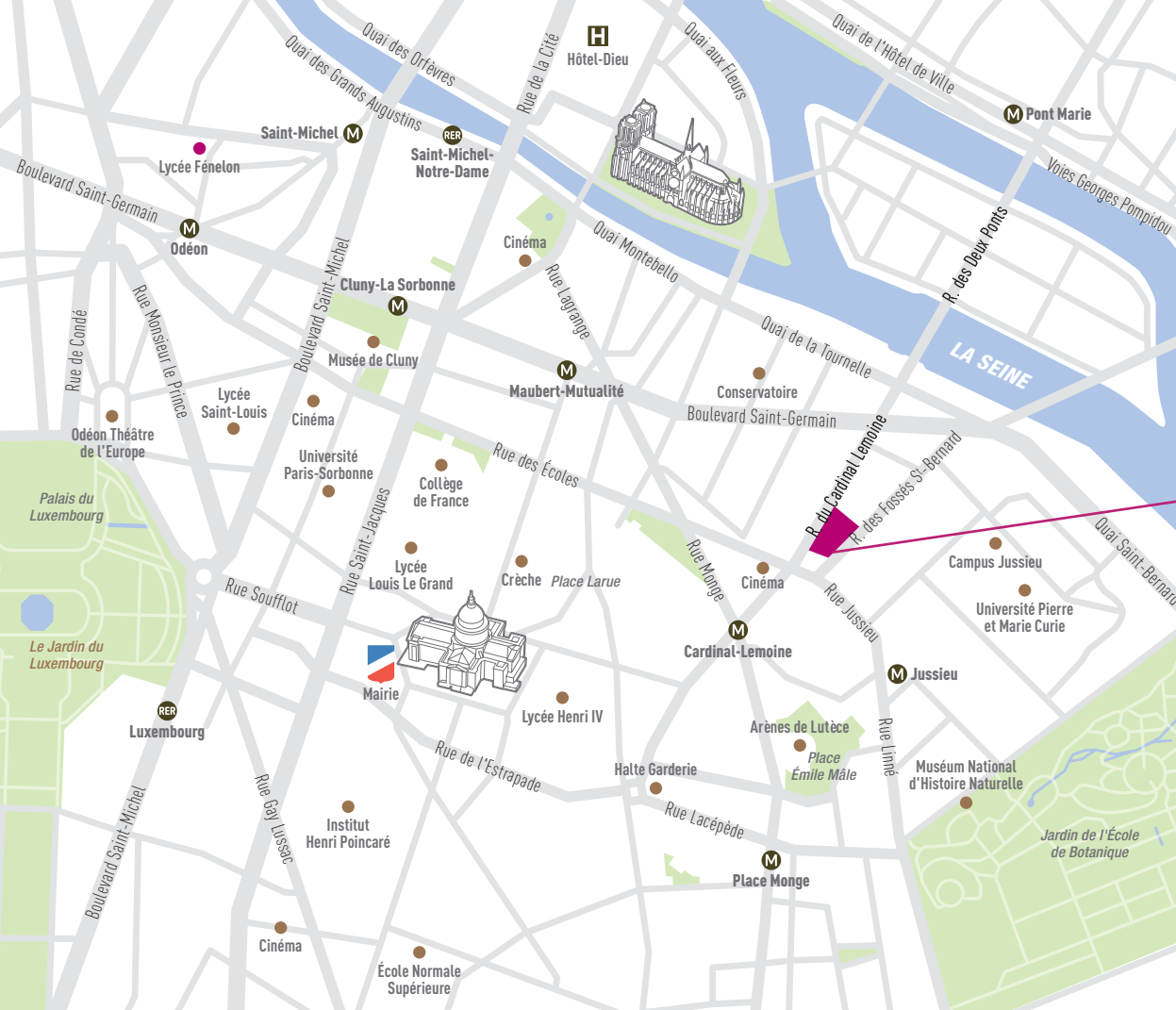
All desires, all lifestyles

Such an address requires perfectly designed interiors. The design team behind this project has carefully chosen fixtures, fittings and layouts, which will meet the demanding nature of the project and its eventual inhabitants.

A massive oak floor is focus of every room. Space is maximized by the use of fitted furniture and sliding panels in lacquered glass. The bathroom can be dressed in earthenware from 10 different styles.

Showers with pivoting doors keep space optimised and bathroom furniture features include either one or two basins. Central heating is also discreet. The cellars and basements are accessible for bikes. Pedestrian access is controlled by videophone systems and digicodes on the exterior access panels. The armored landing doors are provided with a 5 lock safety systems. Cars accessing the two parking levels in the basement enter from Rue du Cardinal Lemoine and exit via Rue de Fosse Saint-Bernard.





33 CARDINAL LEMOINE

PARIS 5 - QUARTIER LATIN

25-33 rue du Cardinal Lemoine
34-42 rue des Fossés St-Bernard
75005 Paris

■ **By car ***
Accessible by from the river side (2 min) and the périphériques ring road (11 min)

■ **Metro ****
> Jussieu Station, line 7
270m, 3 min walk
> Cardinal Lemoine, line 10
240m from the residence

■ **Bus Stops**
"Arab World Institute" (63, 67, 86, 87, 89)
"Saint-Germain Cardinal Lemoine" (24, 63, 86, 87)
"Université Paris 6" (24, 63, 89)

■ **Taxis**
Tournelle Station – Quai de la Tournelle
Public parking

■ Maubert-Saint-Germain 39, boulevard Saint-Germain 75005 PARIS

*Source Google Maps **Source RATP